

Submitted April 13, 2011

Approved As of

Date April 13, 2011

**MINUTES OF THE ROCKVILLE PLANNING COMMISSION
MEETING NO. 6-2011
Wednesday, March 16, 2011**

The City of Rockville Planning Commission convened in regular session in the Mayor and Council Chambers at 7:00 p.m., Wednesday, March 16, 2011.

PRESENT
John Tyner, Chair
Jerry Callistein
Kathleen Cook
Don Hadley
David Hill
Kate Ostell
Dion Trahan

Absent: None.

Present: Bridget Donnell Newton, Council Liaison
Susan Swift, Director of CPDS
Andrew Gunning Assistant Director of CPDS
Marcy Waxman, Senior Assistant City Attorney
David Levy, Chief of Long-Range Planning
Cindy Kebba, Planner III
Mayra Bayonet, Planner III
Ann Wallas, Planner III
Tyler Tansing, Commission Secretary

PUBLIC HEARING

Rockville's Pike Plan - for a continuation of the public hearing on the draft plan for the Rockville Pike corridor, Rockville's Pike: Envision a Great Place. The Rockville Pike Planning Area is defined as Planning Area 9 in the City's Comprehensive Master Plan.

Commissioner Tyner read a proposed amendment to Planning Commission Rules of Procedure regarding speaking times for groups and individuals. The Rules of Procedure will be reviewed and

possibly voted on in the next two weeks.

Mr. Levy pointed out that tonight is not the end of the Public Record. The Public Record will be open through May 27 for written testimony. Mr. Levy also noted that citizens who want to send additional testimonies to be considered by the Planning Commission during their worksessions, should do so by April 15 so that they can be included in the packet that the Planning Commission will review when it begins its first worksession on April 27. Mr. Levy stated that tonight is the last time for oral testimony until a later date to be determined.

The following citizens testified:

1. Susan Seboda represented Congressional Motors.
2. Bill Kominers, Attorney with Holland & Knight represented 5946 Halpine Road.
3. Cindy Bar, Attorney with Holland & Knight represented Spectrum Partners who has interest in 718 Rockville Pike.
4. Pat Harris, Attorney, Holland & Knight, testified concerns about the Rockville Pike Plan and the Form-Based Code.
5. Marc Kapastin, representing Quantum Companies on behalf of Shellhorn Rockville LLC, which owns 1488 Rockville Pike.
6. Tony Greenberg with JBG Companies testified.
7. Erika Leatham, Attorney, representing herself.
8. Jim Marrinan, 5 Old Creek Court, testified.
9. Larry Gordon, Attorney with Shulman Rogers testified.
10. Hamid Fallahi testified on behalf of Darcars.
11. Ethan Goffman testified on behalf of Montgomery Sierra Club.
12. Todd Brown, Attorney with Linowes and Blocher, testified on behalf of the White Flint Express Realty Group Limited Partnership.
13. Jim Alexander with Twinbrook Partners testified.
14. Tim Eden with Twinbrook Partners testified.
15. Susan Prince, President of WECA, testified.

16. Jacques Gelin, 105 S. Van Buren Street testified.
17. Brigitta Mullican, 1947 Lewis Avenue testified.
18. Brian Barkley testified on behalf of the Chamber of Commerce.
19. Nancy Regelin, Attorney with Shulman Rogers, represented herself.
20. Gerard Murphy, President of WANADA testified.
21. Terry Tretter with Enterprise Properties LLC testified.
22. Anne Goodman, 1108 Clagett Drive, testified.
23. Jim Farrelly, testified.
24. Dan Fahey, 1010 Rockville Pike.
25. Noreen Bryant, South Washington Street, testified.
26. Vicki McMullen testified.
27. John McKee testified.
28. Kevin Zaletsky testified.

The Public record will remain open until May 27, 2011.

The Commission and staff discussed the Planning Commission Schedule for upcoming meetings and worksessions regarding matters such as land use, financing, transportation and infrastructure. It was noted that amendments to the Schedule would be made as needed.

Mr. Levy informed the public where to download information regarding the Rockville Pike Plan and other associated documents.

COMMISSION ITEMS

City of Gaithersburg Master Plan - Draft Land Use Element Discussion and instructions to staff on the appropriate City of Rockville response to the City of Gaithersburg proposal for the property at 16331 Shady Grove Road.

Ms. Wallas discussed the Draft Land Use Element of the Gaithersburg proposal for the property at 16331 Shady Grove Road.

Ms. Wallas stated that testimony is being invited at this time from the public and surrounding

jurisdictions, including Rockville. Staff suggests that the Planning Commission recommend that the Mayor and Council offer written testimony about the Plan proposals for "The Great Indoors" site in order to retain Shady Grove Road as the logical, physical boundary for Maximum Expansion Limits per the Municipal Growth Element of the Comprehensive Master Plan. Ms. Wallas also recommended that a letter be sent, from the Mayor and Council, to Mayor Katz requesting that the City of Gaithersburg remove this site from its area of intended annexation. Ms. Wallas explained the issue relating to the current boundaries of Gaithersburg and the City of Rockville's adopted Maximum Expansion Limit.

Staff Liaison Report

APFO Committee update

Mr. Gunning presented an update of the APFO Committee and topics to be discussed at upcoming meetings.

White Flint/Shady Grove/Great Seneca Science Corridor updates

No update provided.

Old Business

Commissioner Hill discussed a letter from Montgomery County regarding the southern city boundary that the City proposed, and that they supported Montrose Parkway as a logical new terminus of the City's Maximum Expansion Limit. The staff and the Commission further discussed the matter.

Commissioner Tyner asked Ms. Waxman about the proposed amendment to the Planning Commission's Rules of Procedure regarding time limit requirements for public testimony.

New Business

No New Business

Minutes

No minutes.

FYI Correspondence

No FYI Correspondence

ADJOURN

The Chair adjourned the meeting at 11:00 p.m.

Respectfully Submitted,

Tyler Tansing, Commission Secretary